



Lowell K. Cridwell
Secretary
W. S. Caltrider
Commissioner

November 21, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 8-23-83
ITEM: #50
Property Owner: Jacob
& Esther Caplan
Location: S/W Side North
Point Road (Route 20),
125' N/W Willow Road
Existing Zoning: B.L.
Proposed Zoning: Special
Exception for service
garage
Acres: 1.20
District: 12th

Dear Mr. Jablon:

On review of the revised site plan of 10-28-83, the State
Highway Administration finds the plan generally acceptable.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5082 Statewide Toll Free
P.O. Box 7177 North Calvert St., Baltimore, Maryland 21203-0717

IN RE: PETITION SPECIAL EXCEPTION
Beginning 300' SW of North
Point Road, 125' NW of Willow
Road - 12th Election District
Jacob Caplan, et ux,
Petitioners
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 84-117-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners, by their Lessee, Durwood J. Hyler, T/A B & D Service, re-
quest a special exception to operate a service garage on the Petitioners' prop-
erty, as more particularly described on the site plan marked Petitioners' Exhib-
it 1.

The Lessee appeared and testified, and was represented by Counsel. Also
testifying for the Lessee was Frank Lee, surveyor and preparer of the site plan.
William Nemcek appeared as a Protestant.

The subject property is zoned B.L.

The Lessee presented testimony that the property owned by the Petitioners
had been a granary operated by Petitioner Jacob Caplan until its closing about
one and one-half years ago. As part of that business, Mr. Caplan operated a ser-
vice garage for his vehicles as an adjunct to the granary. The Lessee had been
a long-time employee of Mr. Caplan's until the closing. The Lessee testified
that he and his son joined together and began operating a service garage soon
after the closing of the granary. The area to be used for the garage is outlined
on Petitioners' Exhibit 1 and is but a portion of the Petitioners' property.
There is an existing parking area for 25 automobiles outside of the main garage
building and 20 spaces within and paving. There are three buildings to be util-
ized: one for the service garage (body and fender and mechanical repair of vehi-
cles), one for the office, and one for storage. The property facing the resi-
dential area (fronting Willow Road) is screened with a heavy fence approximately

four feet to six feet high. It was uncontested that the fence screens the build-
ings from the residences.

Mr. Nemcek was and is primarily concerned with trucks being parked in the
front with engines starting at dawn each morning and disrupting the neighborhood.
Mr. Hyler stated that the trucks were not his and that he had not given authority
or permission to the owners of the trucks to park in that location. In addition,
the property where the trucks were parked is not the portion of the property owned
by the Petitioners which is under the lease with him and therefore is not under
his control. Mr. Caplan also indicated that he had not given permission to any-
one to park trucks there. Mr. Nemcek was not opposed to the service garage, was
satisfied with the screening, and stated that Mr. Hyler had done an excellent job
of maintaining the property.

The Lessee seeks relief from Section 230.13, pursuant to Section 502.1, of the
Baltimore County Zoning Regulations (BCZR).

It is clear that the zoning regulations permit the use requested by the Peti-
tioners in a B.L. Zone by special exception. It is equally clear that the proposed
use would not be detrimental to the primary business uses in the vicinity of the
proposed service garage. Therefore, it must be determined whether the conditions
as delineated by Section 502.1 are satisfied by the Petitioners.

After reviewing all of the testimony and evidence presented, it appears that
the special exception as applied for by the Petitioners should be granted, with
certain restrictions as more fully described below.

The Lessee had the burden of adducing testimony and evidence which would show
that the proposed use met the prescribed standards and requirements set forth in
Section 502.1. In fact, the Lessee has shown that the proposed use would be con-
ducted without real detriment to the neighborhood and would not actually adverse-
ly affect the public interest. The facts and circumstances of the use proposed

by the Lessee does not show that the proposed use at the particular location de-
scribed by Petitioners' Exhibit 1 would have any adverse impact above and beyond
those inherently associated with such a special exception use irrespective of its
location within the zone. *Schultz v. Pritts*, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general
welfare of the locality, nor tend to create congestion in roads, streets, or al-
leys therein, nor be inconsistent with the purposes of the property's zoning
classification, nor in any other way inconsistent with the spirit and intent of
the zoning regulations.

Pursuant to the advertisement, posting of property, and public hearing held,
and it appearing that by reason of the requirements of Section 502.1 of the zoning
regulations having been met and the health, safety, and general welfare of the com-
munity not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this
9th day of November, 1983, that the Petition for Special Exception for a
service garage, in accordance with the site plan introduced and accepted into evi-
dence as Petitioners' Exhibit 1, be and is hereby GRANTED, from and after the date
of this Order, subject, however, to the following restrictions:

1. The hours of operation shall not begin prior to 8:00 a.m.
nor go beyond 7:00 p.m., Monday through Saturday.
2. There shall be no trucks parked on the site other than
those being repaired and no vehicle engines, whether auto-
mobile, truck, marine, et al, shall be started prior to
8:00 a.m.
3. Compliance with the requirements as set forth in the Balti-
more County Zoning Plans Advisory Committee report, which
is adopted in its entirety by this Order.
4. The special exception granted herein is limited expressly
to the geographic area of the Petitioners' property as
detailed on Petitioners' Exhibit 1.
5. Signs shall be limited to one free-standing sign not more
than ten feet high nor more than 100 square feet in area

and one wall sign not more than 200 square feet in area.
No illumination shall be permitted after 11:00 p.m. Any
lighting for the parking areas shall be arranged to re-
flect light away from residential properties.

Arnold Jablon
Zoning Commissioner of
Baltimore County

PETITION FOR SPECIAL EXCEPTION

12th Election District

ZONING: Petition for Special Exception
LOCATION: Beginning 300 ft. Southwest of North Point Road, 125 ft.
Northwest of Willow Road
DATE & TIME: Wednesday, November 2, 1983 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act
and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a service garage

All that parcel of land in the Twelfth District of Baltimore County

Being the property of Jacob Caplan, et ux, as shown on plat plan filed with the
Zoning Department.

In the event that this Petition is granted, a building permit may be issued within
the thirty (30) day appeal period. The Zoning Commissioner will, however,
entertain any request for a stay of the issuance of said permit during this period
for good cause shown. Such request must be received in writing by the date of
the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

October 19, 1983

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

Re: Petition for Special Exception
Beginning 300' SW of North Point Rd.,
125' NW of Willow Rd.
Jacob Caplan, et ux - Petitioners
Case No. 84-117-X

Dear Mr. DiNenna:

This is to advise you that \$80.50 is due for advertising and posting
of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and
remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building,
Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 122972

DATE 11/10/83 ACCOUNT R-01-612-000

AMOUNT \$80.50

RECEIVED S. Eric DiNenna, Esquire
FROM X-6 Advertising & Posting Case #84-117-X
FOR (Jacob Caplan, et ux)

1081 6 025*****02504b 5102A

VALIDATION OR SIGNATURE OF CASHIER

Phone: 687-6922

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21217

July 12, 1983

Special Exception for a service garage

B & D Service
1125 North Point Road
Baltimore, Maryland 21222
12th District Baltimore County, Maryland

Beginning for the same at the two following courses and distances from the
intersection of the southwest side of North Point Road with the northwest side of Willow
Road, North 49 degrees 02 minutes 50 seconds West 125 feet measured along the southwest
side of North Point Road and South 38 degrees 46 minutes West 300 feet, and thence running
for lines of division as follows: South 38 degrees 46 minutes West 315.92 feet, South 35
degrees 04 minutes West 57.35 feet, North 48 degrees 23 minutes West 161.08 feet, North
43 degrees 48 minutes East 366.56 feet and South 51 degrees 14 minutes East 125 feet to
the place of beginning.

Containing 1.20 acres of land more or less.





BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

November 9, 1983

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

IN RE: Petition Special Exception
Beginning 300' SW of North Point
Road, 125' NW of Willow Road -
12th Election District
Jacob Caplan, et ux, Petitioners
Case No. 84-117-X

Dear Mr. DiNenna:

I have this date passed my Order in the above-referenced matter in accordance with the attached.

Sincerely,

ARNOLD JABLON
Zoning Commissioner

AJ/srl

Attachments

cc: Mr. William Nemcek
1122 North Point Road
Baltimore, Maryland 21222

Mr. Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237

John W. Hessian, III, Esquire
People's Counsel

October 4, 1983

S. Eric DiNenna, Esquire
406 W. Pennsylvania Avenue
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Special Exception
Beginning 300' SW of North Point Rd.,
125' NW of Willow Road
Jacob Caplan, et ux - Petitioners
Case No. 84-117-X

TIME: 10:15 A.M.

DATE: Wednesday, November 9, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

cc: Mr. Durwood J. Hyler
B & D Service
1125 North Point Road
Baltimore, Maryland 21222

Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 119372

DATE 8-9-83 ACCOUNT 1-61-15-002

AMOUNT 100.00

RECEIVED FROM: S. Eric DiNenna
FOR: Filing fee for item 83 Caplan

C 038*****1006016 #038A

VALIDATION OR SIGNATURE OF CASHIER

S. Eric DiNenna, Esquire
406 W. Pennsylvania Ave
Towson, Md. 21204

Frank Lee
1277 Neighbors Ave
Baltimore, Md. 21237

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
23rd day of August, 1983.

ARNOLD JABLON
Zoning Commissioner

Petitioner Jacob Caplan, et ux
Petitioner's Attorney S. Eric DiNenna, Esq.

Received by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

PETITION FOR SPECIAL EXCEPTION
12th Election District
ZONING: Petition for Special Exception
LOCATION: Beginning 300 ft. Southwest on North Point Road, 125 ft. Northwest of Willow Road
DATE & TIME: Wednesday, November 2, 1983 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing for a service garage.
All that parcel of land in the Twelfth District of Baltimore County Beginning for the same at the two following courses and distances from the intersection of the southwest side of North Point Road with the west side of Willow Road, North 49 degrees 02 minutes 50 seconds West 125 feet measured along the southwest side of North Point Road and South 38 degrees 46 minutes West 300 feet, and thence running for lines of division as follows: South 38 degrees 46 minutes West 315.92 feet, South 35 degrees 04 minutes West 57.35 feet, North 48 degrees 23 minutes West 181.08 feet, North 43 degrees 48 minutes East 366.56 feet and South 51 degrees 14 minutes East 125 feet to the place of beginning.
Containing 1.20 acres of land more or less.
Being the property of Jacob Caplan, et ux, as shown on plat filed with the Zoning Department.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PETITION FOR SPECIAL EXCEPTION
12th Election District
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BY ORDER OF
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
Oct 12 1983

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 13, 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~successive weeks~~ of one time ~~successive weeks~~ before the 2nd day of November, 1983, the 13th publication appearing on the 13th day of October 1983.

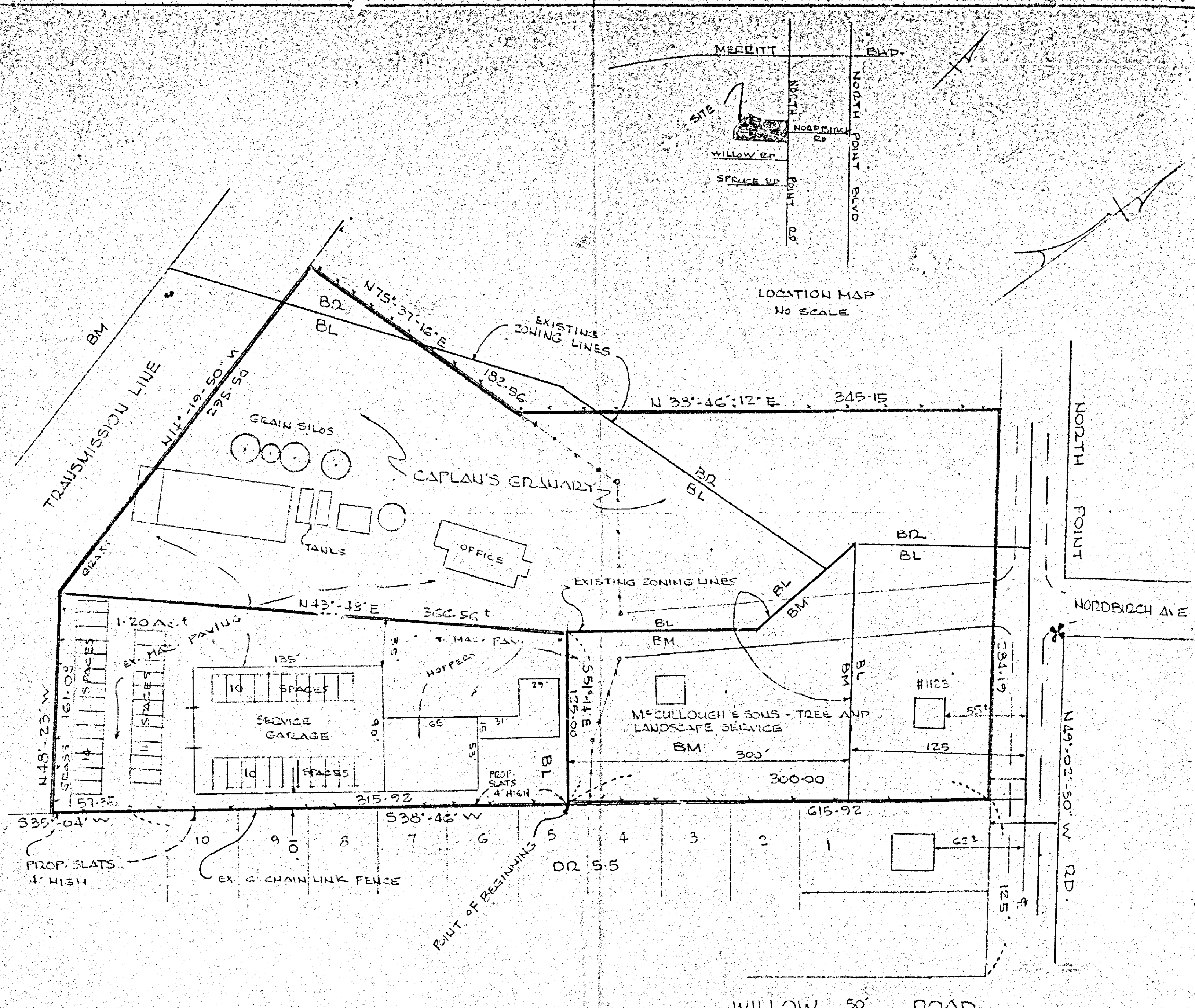
THE JEFFERSONIAN

L. Frank Strickland
Manager.

Cost of Advertisement, \$ 24.50

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 12 Date of Posting 10/19/83
Posted for: Petition for Special Exception
Petitioner: Jacob Caplan, et ux
Location of property: Beginning 300' SW of N. Pt. Rd., 125' NW of Willow Rd.
Location of Signs: Location - at entrance lane facing N. Pt. Rd.; Side - at gate to property
Remarks:
Posted by: [Signature] Date of return: 10/14/83
Number of Signs: 2



PREVIOUS USE - GRANARY
 EXISTING USE - SERVICE GARAGE
 PROPOSED USE - SAME
 EXISTING ZONING - BL
 PROPOSED ZONING - SAME WITH A SPECIAL EXCEPTION FOR A SERVICE GARAGE
 AREA OF LOT - 1.20 AC.
 PUBLIC WATER AND SEWERAGE SERVICE LOT

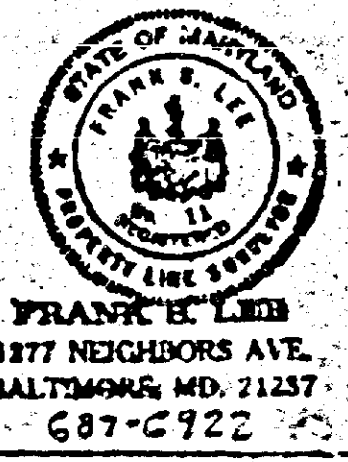
PARKING DATA
 NO. OF SPACES REQ. (1/300 SQ. FT.) = 41 SPACES
 NO. OF SPACES PROVIDED = 45 SPACES
 THE ENTIRE PARKING AREA CONSISTS OF MACADAM PAVING
 NO DAMAGED OR DISABLED VEHICLES TO BE STORED OUTSIDE

Summer 84
 2087

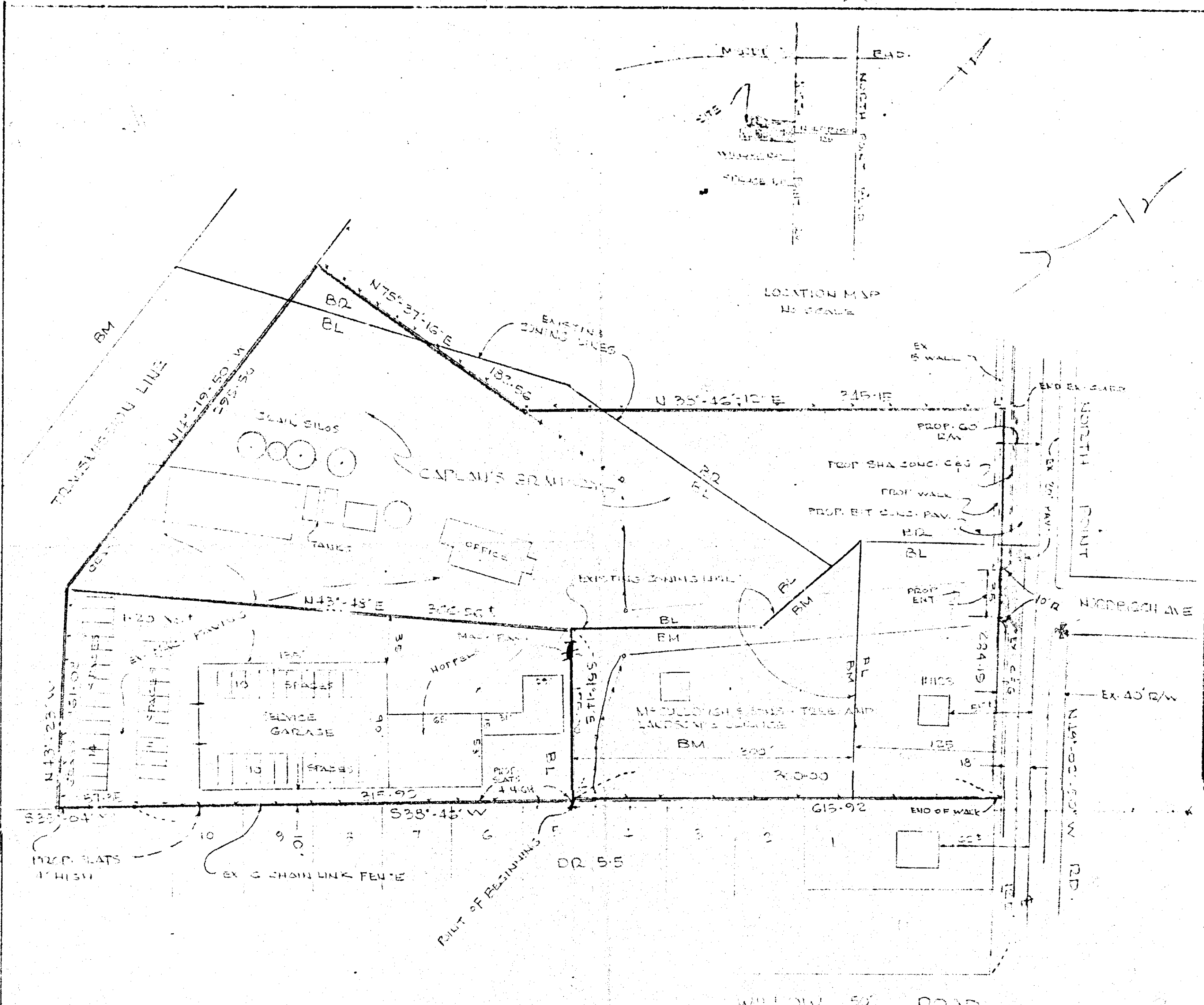
PLAT TO ACCOMPANY PETITION FOR A SPECIAL EXCEPTION FOR A SERVICE GARAGE

Plan 450

BAR	12
SECTION	1/2
DISTRICT	12
D. TEL.	1/2
TYPE	1/2
NAME	1/2
ET	1/2
FORM	1/2
BY	1/2



12TH DISTRICT, BALTIMORE COUNTY, MARYLAND
 SCALE 1" = 50'
 DATE 7-8-93



PREVIOUS USE - GRANARY
 EXISTING USE - SERVICE GARAGE
 PROPOSED USE - SAME
 EXISTING ZONING - BL
 PROPOSED ZONING - SAME WITH A SPECIAL EXCEPTION FOR A SERVICE GARAGE
 AREA OF LOT - 1.20 AC.
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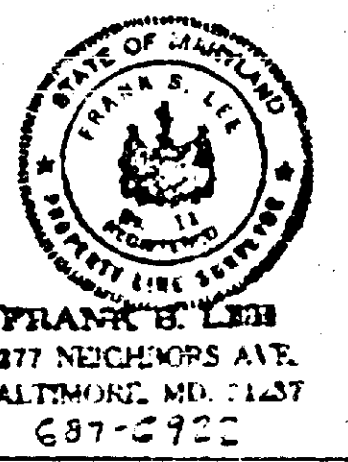
PED SERVICE
 1125 NORTH POINT RD.
 BALTO., MARYLAND 21222
 285-4102

PLAT TO ACCOMPANY PETITION FOR A SPECIAL EXCEPTION FOR A SERVICE GARAGE

84-117-X

**PETITIONER'S
 EXHIBIT 1**

Revised Plans
Plan #50
10/30/93



12TH DISTRICT, BALTIMORE COUNTY, MARYLAND
 SCALE 1" = 50'
 DATE 7-8-93

DECEMBER 10-28-93

PETITION FOR SPECIAL EXCEPTION 84-117-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and is a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for SERVICE GARAGE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

LESSEE:
DURWOOD J. HYLER, T/A
B. & D. Service
(Type or Print Name)
Durwood J. Hyler
Signature
1125 North Point Road
Address
Baltimore, MD 21222
City and State

Legal Owner(s):
JACOB CAPLAN
(Type or Print Name)
Jacob Caplan
Signature
ESTHER CAPLAN
(Type or Print Name)
Esther Caplan
Signature

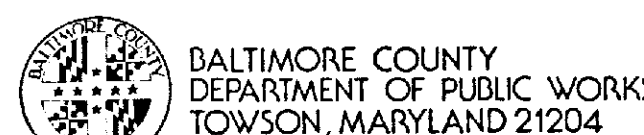
Attorney for Petitioner:
S. ERIC DINENNA, Esquire
ERIC DINENNA, P.A.
(Type or Print Name)
Eric Dinenna
Signature
406 W. Pennsylvania Avenue
Address
Towson, Maryland 21204
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
S. ERIC DINENNA
Name
406 W. Pennsylvania Ave., 825-1630
Address
Towson, MD 21204
City and State
Attorney's Telephone No.: 825-1630

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of August, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of November, 1983, at 10:15 o'clock A.M.

Carl J. ...
Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1

(over)



HARRY J. PISTEL, P.E.
DIRECTOR

September 16, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #50 (1983-1984)
Property Owner: Jacob & Esther Caplan
S/W North Point Rd. 125' N/W Willow Rd.
Acres: 1.20 District: 12th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved.

North Point Road (Md. 20) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

The entrance locations are also subject to approval by the Baltimore County Department of Traffic Engineering.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

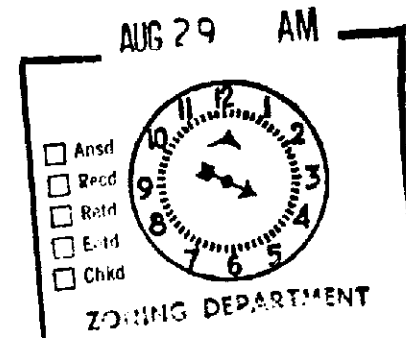
Very truly yours,
Robert A. Merion
ROBERT A. MERION, P.E., Chief
Bureau of Public Services

RM:EM:JWR:iss

E-W Key Sheet
4 & 5 SE 21 & 22 Pos. Shts.
SE 1 & 2 T Topo
96 Tax Map

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator



August 25, 1983

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Re: ZAC Meeting of 8-23-83
ITEM: #50
Property Owner: Jacob & Esther Caplan
Location: S/W side North Point Road (Route 20), 125' N/W Willow Road
Existing Zoning: B.L.
Proposed Zoning: Special Exception for service garage
Acres: 1.20
District: 12th

Attention: Mr. N. Commodari

Dear Mr. Hammond:

On review of the site plan of 7-8-83 and field inspection, the State Highway Administration offers the following comments.

If the special exception for a service garage is granted, the S.H.A. will require the completion of a channelized access and extension of S.H.A. concrete curb and gutter to meet the existing improvements at the northwest property line.

The plan must be revised to show the existing channelization (S.H.A. concrete curb and gutter) on a parallel alignment 18' from the centerline of Old North Point Road (Route 20) to the face of the existing curb. This improvement begins at the southeast property line and ends at the existing radius opposite Nordbirch Avenue.

The revised plan must show fully channelized 35' entrance with radii no less than 10'.

S.H.A. type 'A' concrete curb and gutter must be constructed from the northwest radius to meet the existing channelization alignment 20' from the face of the curb to the existing centerline of North Point Road.

The area from the edge of the traveledway to the proposed gutter pan must be paved to meet existing S.H.A. standards.

My telephone number is (301) 659-1350.
Teletypewriter for Impaired Hearing or Speech
363-7655 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Carroll St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 24, 1983

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
600
Nicholas B. Commodari
Chairman

S. Eric Dinenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 50 - Case No. 84-117-X
Petitioner - Jacob Caplan, et ux
Special Exception Petition

Dear Mr. Dinenna:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI

Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Frank Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237

August 25, 1983

Mr. W. Hammond

The adjoining properties to the northwest and southeast are improved with concrete sidewalks, Baltimore County may require construction of these walkways at the time of construction.

The revised plan should show the existing R/W as 40' and the proposed R/W of 60' on North Point Road (Route 20).

It is requested that the plan be revised prior to a hearing date, and all construction within the proposed S.H.A. right-of-way must be through permit with the posting of a \$10,000.00 bond to guarantee construction.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:vr

Attachment

cc: Mr. J. Ogle (w-attachment)